164.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,200 / 888,200
					USE VALUE:	888,200 / 888,200
					ASSESSED:	888,200 / 888,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOILLIS CHRISTOS S & MARIA	
Owner 2:	TRS/SOILLIS REALTY TRUST	
Owner 3:		
Street 1:	29 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SOILLIS CHRISTOS S & MARIA -
Owner 2:	-
Street 1:	29 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,090 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2873 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5090.000	507,400		380,800	888,200
Total Card	0.117	507,400		380,800	888,200
Total Parcel	0.117	507,400		380,800	888,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.21 | /Parcel: 309.2

Legal Description

User Acct 108421

GIS Ref

GIS Ref

Insp Date 06/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 164.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	507,500	0	5,090.	380,800	888,300	888,300	Year End Roll	12/18/2019
2019	104	FV	390,800	0	5,090.	380,800	771,600	771,600	Year End Roll	1/3/2019
2018	104	FV	390,800	0	5,090.	337,300	728,100	728,100	Year End Roll	12/20/2017
2017	104	FV	367,300	0	5,090.	282,900	650,200	650,200	Year End Roll	1/3/2017
2016	104	FV	367,300	0	5,090.	282,900	650,200	650,200	Year End	1/4/2016
2015	104	FV	328,500	0	5,090.	244,800	573,300	573,300	Year End Roll	12/11/2014
2014	104	FV	328,500	0	5,090.	236,700	565,200	565,200	Year End Roll	12/16/2013
2013	104	FV	341,400	0	5,090.	225,200	566,600	566,600		12/13/2012

!12688!

PRINT

Date	Time
12/11/20	02:45:18

LAST REV

Date	Time
06/25/18	15:08:40

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12688

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOILLIS CHRISTO	39473-250		6/7/2003	Family	1	No	No		
	13110-371		12/14/1976		60,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	CC	Chris C
11/8/2008	Meas/Inspect	345	PATRIOT
12/2/1999	Meas/Inspect	267	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5090		Sq. Ft.	Site		0	70.	1.07	8			Easemen	-5					380,846						380,800	

Total AC/HA:	0.11685	Total SF/SM:	5090	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	380,846	Spl Credit		Total:	380,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05697668
Const Adj.:	0.99137115
Adj $ / SQ:	178.136
Other Features:	145500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	735385
Depreciation:	227969
Depreciated Total:	507416

COMMENTS

OF = XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
1	5	2	
Totals			
2	13	7	

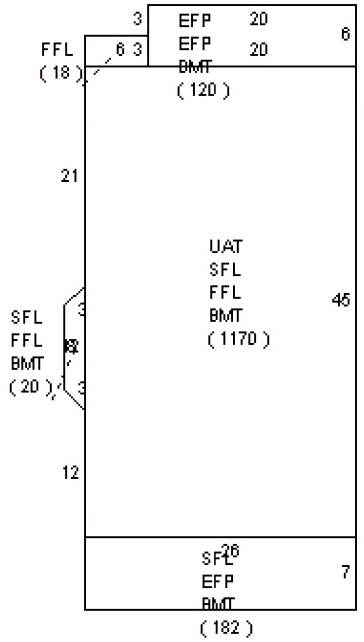
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.14
Special Features:	0	Val/Su Net:	106.00
Final Total:	507400	Val/Su SzAd	196.67

SKETCH



Sum Area By Label :
FFL = 1208
UAT = 1170
SFL = 1372
BMT = 1492
EFP = 422

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,492	53.440	79,733
SFL	Second Floor	1,372	178.140	244,402
FFL	First Floor	1,208	178.140	215,188
EFP	Enclos Porch	422	33.390	14,089
UAT	Upper Attic	293	124.690	36,473

Net Sketched Area:	4,787	Total:	589,885
Size Ad	2580	Gross Are	5664	FinArea	2873
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	